

CITY OF VANCOUVERSPECIAL COUNCIL - JANUARY 26, 1978PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, January 26, 1978, at 7:45 p.m., in the Beaconsfield United Church Hall, 4580 Gothard Street, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford, Gerard,  
Gibson, and Rankin

ABSENT: Alderman Harcourt  
Alderman Kennedy  
Alderman Marzari  
Alderman Puil (Leave of Absence)

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard,  
SECONDED by Ald. Ford,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

1. Rezoning - 5178-5188 Moss Street  
and 5239-5255 Fairmont Street

An application was received from Mr. N. Ginder, Best Lumber and Supplies Ltd., to rezone Lots 10, 11, 50 and 51, Blocks 6 & 7, D.L. 37, being 5178-5188 Moss Street and 5239-5255 Fairmont Street as follows:

From: RS-1 One Family Dwelling District  
To: C-2 Commercial District.

The application was not approved by the Director of Planning.

Mr. R. Scobie, Planning Department, reviewed the background to the application and indicated there had been two previous attempts to have the property rezoned. He also noted the current application was originally for six lots but on the advice of the Planning Department, the applicant had reduced the area to four lots. The Director of Planning advised he did not approve the rezoning on two grounds:

- (a) ample property zoned (C-2) Commercial District exists along Kingsway which could best be redeveloped for the uses suggested by the applicant.
- (b) the rezoning and proposed development (or alternate uses) would represent an intrusion of commercial development which would be incompatible with adjacent residential development.

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Rezoning - 5178-5188 Moss Street &  
5239-5255 Fairmont Street (cont'd)

Mr. R.K. Baker, Q.C., on behalf of Mr. Ginder, stated the subject lots had been acquired by Mr. Ginder many years ago specifically for expansion purposes. The intrusion into the residential area objected to by the Director of Planning would be lessened by the buffer zone created by the two lots which had been excluded from the proposal. A Canada Dry bottling plant already intruded into the area on Moss Street, therefore, the proposal was not precedent setting. The vacant houses on the property had been vandalized and if the rezoning was refused it would have the effect of perpetuating an eyesore and leave the fate of the two old houses in limbo.

The Mayor called for speakers for or against the application and representations were received from the following:

- Mr. Felix Shim, 5168 Moss Street, complained the neighbourhood already had to contend with high noise levels from the Canada Dry plant and the proposed rezoning would compound the problem.
- Mr. Luis Lousa, 5150 Moss Street, felt commercial zoning would increase property values and be advantageous to homeowners in the area.
- Mr. Eric Coe, 2853 Kingsway, stated it was not clear what development would ensue if the application was successful. He had endeavoured to find out but detailed sketches were not available, even the City did not have the information.
- Ms. Helen Lee, 5033 Moss Street, opposed rezoning to commercial and referred to problems already caused in the area seven days a week by heavy trucks obstructing local traffic while delivering or picking up lumber from Mr. Ginder's store on Kingsway. The vacant houses were dilapidated and an eyesore and should be demolished.
- Mr. Pheasant, 5256 Fairmont Street, opposed the rezoning on behalf of his mother, a resident of the area for 55 years.
- Mr. and Mrs. Trotter, 5136 Fairmont, had built a new home but would not have done so if they had thought the area would be rezoned.
- Miss Urban, 5257 Killarney, expressed opposition to the proposal.
- Mr. Peter Weldon, 5148 Fairmont, felt the applicant had allowed his property to become a fire hazard in the area in an attempt to bludgeon public opinion.

MOVED by Ald. Gerard,

THAT the application of Mr. N. Ginder of Best Lumber and Supplies Ltd., to rezone 5178-5188 Moss Street and 5239-5255 Fairmont Street from RS-1 One Family Dwelling District to C-2 Commercial District, be not approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,

SECONDED by Ald. Gerard,

THAT the report of the Committee of the Whole be adopted.

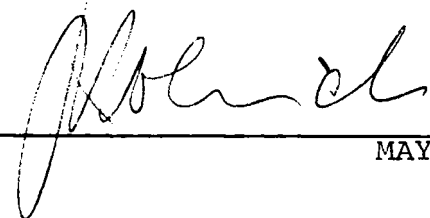
- CARRIED UNANIMOUSLY


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The Special Council adjourned at approximately 9:00 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of January 26, 1978, adopted on February 7, 1978.

  
MAYOR

  
CITY CLERK